

PB# 98-36

DAIRY MART

12-12-1

98 - 36 Dairy Mart - C.O.C. Companies
Site Plan - Windsor Hwy -

Approved 4-12-99

Wilson Jones • Carbonless • S1642-4WCL Duplicate • S1644-4WCL Triplicate
New Windsor, N.Y. 12551
555 Union Ave.
Town Hall
Planning Board

DATE October 8, 1998 RECEIPT 98-36 NUMBER
RECEIVED FROM Decker & Company, Inc.
Address P.O. Box 258 - Lee, MA 01238
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#10301
BALANCE DUE	-0 -	MONEY ORDER	

BY Mura Mason, Secretary

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657NCL Triplicate
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DATE Oct. 9, 1998 RECEIPT 065659 NUMBER
RECEIVED FROM Decker & Company, Inc.
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR P.B. # 98-36

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #10166
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen

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DATE March 29, 1999 RECEIPT 98-36 NUMBER
RECEIVED FROM Decker & Company, Inc.
Address P.O. Box 258 - Lee, MA 01238
Four Hundred Twenty-Five 32/100 DOLLARS \$ 425.32
FOR 2% of \$21,266.00 Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	425 32	CASH	
AMOUNT PAID	425 32	CHECK	#10835
BALANCE DUE	-0 -	MONEY ORDER	

BY Mura Mason

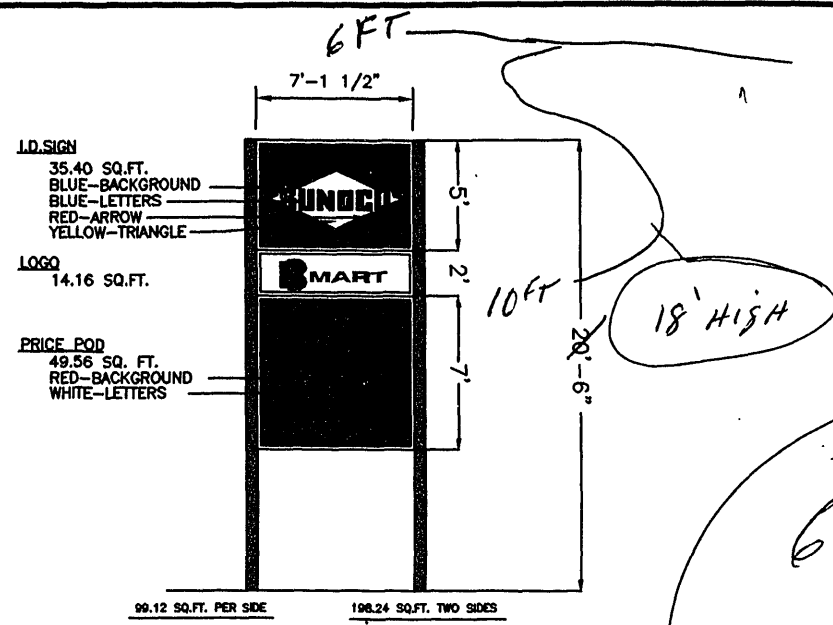
Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657NCL Triplicate
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DATE 3/29/99 RECEIPT 039131 NUMBER
RECEIVED FROM Decker & Company, Inc.
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR P.B. # 98-36

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #10834
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen

4 SIGNS OK
PER ZBA
1-11-99



GENERAL NOTES:

1. INSTALL (2) NEW 24' X 34' OVERHEAD STEEL CANOPIES OVER FUEL ISLANDS AS SHOWN.
2. CANOPY TO HAVE (6) NEW 400 WATT SUPER METAL HALIDE LIGHT FIXTURES.
3. NEW CANOPY SIGNAGE TO REFLECT ACTUAL BRAND AT TIME OF INSTALLATION.
4. VARIANCE REQUIRED FOR HEIGHT OF SIGN FROM 15 FT. TO 20'-6" AND TOTAL AREA OF SIGN FROM 64 SQ. FT. TO 199 SQ. FT. (198.24 S.F.)

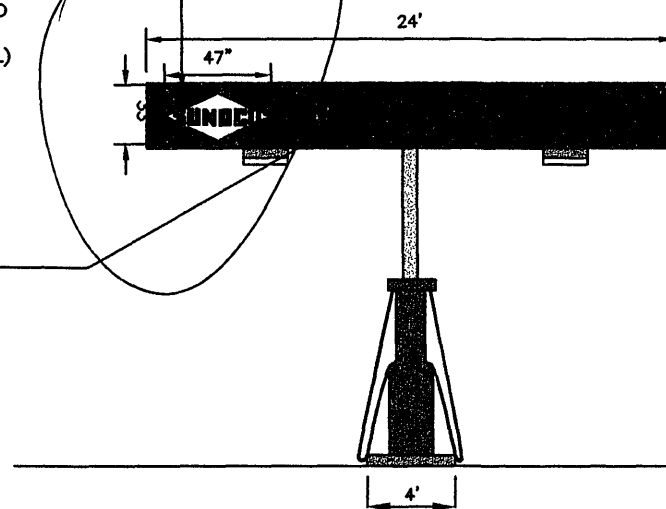
60 S.F. EACH SIDE
18 FT HIGH
8 FT TO BOTTOM OF SIGN
PER ZBA
1-11-99

NEW FREESTANDING SIGN

INTERNALLY ILLUMINATED, SCALE 1/4" = 1'-0"

CANOPIE SIGNS LOCATED AT BOTH FORWARD EDGES OF CANOPIE (2 TYP.)
BLUE-LETTERS, YELLOW BACKGROUND
RED-ARROW
TOTAL SQ. FT. 10.78 EACH (4 TOTAL)

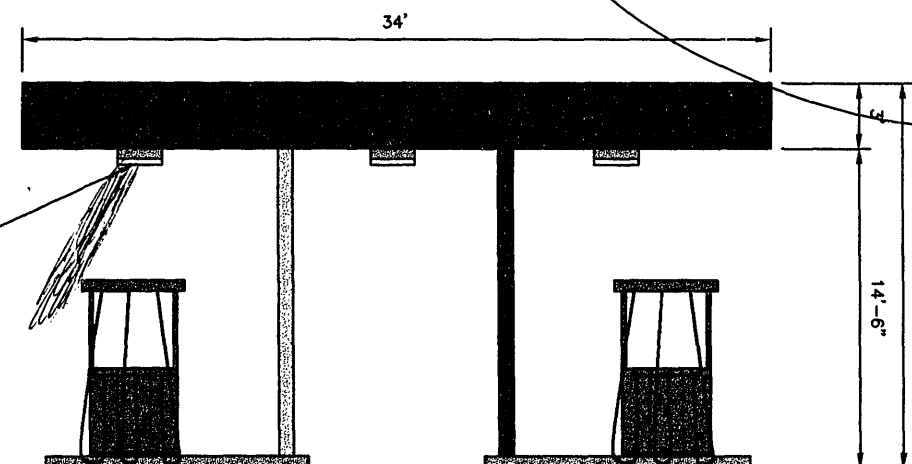
CANOPIE TO BE "SUNOCO" BLUE



SIDE ELEVATION

2 CANOPIES - TYPICAL RTE. 32 AND UNION AVE.

400 WATT, SUPER METAL HALIDE LIGHT FIXTURES.
(12) TYPICAL



FRONT ELEVATION

2 CANOPIES - TYPICAL RTE. 32 AND UNION AVE.

* 14'-6" CLEAR FROM GRADE MEASURED AT HIGH POINT OF CONC. MAT

REVISION: 12-10-98	SIGN NOTES	D.E.A.
REVISION: 11-16-98	SIGN AREA & HEIGHT NOTES	JWT
DB COMPANIES		
CANOPIE ELEVATION PLAN		
FOR 173 WINDSOR HIGHWAY NEW WINDSOR, NY		
DATE: 4/24/98	DECKER & COMPANY	L-2
1/4" = 1'	35 PARK PLAZA	
DR. BY: R.J.S.		
FILE: DB807		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-36

NAME: DB COMPANIES, INC.

APPLICANT: DECKER & COMPANY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/12/1999	PLANS STAMPED	APPROVED
01/27/1999	P.B. APPEARANCE	APPROVE COND.
	. ADD TO PLAN: "ENTIRE SITE TO BE REPAVED"	
	. DUMPSTER TO BE CHAIN LINK W/SLATS	
	. NEED BOND ESTIMATE	
10/14/1998	P.B. APPEARANCE	REFERRED TO Z.B.A.
05/20/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-36

NAME: DB COMPANIES, INC.

APPLICANT: DECKER & COMPANY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/08/1998	EAF SUBMITTED	10/08/1998	WITH APPLICATION
ORIG	10/08/1998	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/08/1998	LEAD AGENCY DECLARED	01/27/1999	TOOK LEAD AGENCY
ORIG	10/08/1998	DECLARATION (POS/NEG)	01/27/1999	DECL. NEG. DEC
ORIG	10/08/1998	PUBLIC HEARING	01/27/1999	WAIVE PH
ORIG	10/08/1998	AGRICULTURAL NOTICES	/ /	

GENERAL NOTES:

1. INSTALL (2) 24'X34' 2 COLUMN OVERHEAD STEEL CANOPIES AS SHOWN.
VARIANCE OBTAINED 1-11-99 FOR FRONT SETBACK FROM 40 FT. TO 15 FT.
AND UNION STREET SETBACK FROM 40 FT. TO 20 FT.
2. INSTALL (4) 4'X12' FUEL PUMP ISLANDS AND INSTALL MPD'S ON EACH.
3. INSTALL NEW FREE STANDING SIGN TO REPLACE EXISTING FREE STANDING SIGN.
VARIANCE OBTAINED 1-11-99 FOR HEIGHT OF SIGN FROM 15 FT. TO 18 FT. AND
AREA OF SIGN FROM 64 SQ. FT. TO 120 SQ. FT. (BOTH SIDES) SEE DRAWING # L-2.
4. EXISTING FUEL PUMP ISLAND, MAT, DISPENSERS AND CANOPY TO BE REMOVED.
5. EXISTING RETAIL BUILDING TO REMAIN UNCHANGED.
6. EXISTING UNDERGROUND STORAGE TANKS TO BE REMOVED.
INSTALL (2) NEW 12,000 GAL DOUBLE WALL STIP-3 STEEL TANKS.
7. RECONFIGURE PARKING AS SHOWN.
8. EXISTING CURB CUTS TO REMAIN UNCHANGED
9. OWNER OF RECORD; ORWEST REALTY CORP.
C/O DB COMPANIES
25 CONCORD STREET
P.O. BOX 9471
PAWTUCKET, RI 02860
10. APPLICANT/OWNERS AGENT:
DECKER & COMPANY, INC
P.O. BOX 258
33 PARK PLAZA
LEE, MA 01238
11. ZONING INFORMATION; ZONE; NEIGHBORHOOD COMMERCIAL
LOT AREA; 30,000 SQ. FT.

ASSESSORS MAP; 12-2-1
EXISTING USE; RETAIL GROCERY AND SELF SERVE GASOLINE.
PROPOSED USE; RETAIL GROCERY AND SELF SERVE GASOLINE.
12. SURVEY DATA FROM SURVEY TITLED "CONVENIENT INDUSTRIES OF AMERICA
FOR D B MARKETING, NEW YORK STATE HIGHWAY RTE NO. 32
NEW WINDSOR, NY. PREPARED BY, MCGOEY, HAUSER & GREVAS, CONSULTING
ENGINEERS, 45 QUASSAICK AVE. (RTE.9-W) NEW WINDSOR, NY.
DATED MAY 27, 1981
13. EXIST PAVING TO BE CUT FOR ISLAND INSTALLATION AND PIPE TRENCHES.
REPLACE PAVING PER DETAIL, WITH NEW 1 1/2" TOP COAT
OVER ENTIRE AREA.
14. DUMPSTER TO BE ENCLOSED, WITH GATES.

SCOPE OF WORK NOTES

1. PRIOR TO DEMOLITION AND/OR CONSTRUCTION, CONTRACTOR SHALL
CALL "DIG-SAFE", 1-888-922-4455, AND HAVE ALL UTILITIES
MARKED ON THE GROUND.
2. ALL WORK SHALL CONFORM TO THE CITY OF NEW WINDSOR STANDARDS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/29/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-36

NAME: DB COMPANIES, INC.

APPLICANT: DECKER & COMPANY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/06/1998	REC. CK. #10301	PAID		750.00	
10/14/1998	P.B. ATTY. FEE	CHG	35.00		
10/14/1998	P.B. MINUTES	CHG	9.00		
01/27/1999	P.B. ATTY. FEE	CHG	35.00		
01/27/1999	P.B. MINUTES	CHG	36.00		
03/17/1999	P.B. ENGINEER FEE	CHG	498.50		
03/29/1999	RET. TO APPLICANT	CHG	136.50		
		TOTAL:	750.00	750.00	0.00

L.H. 3/29/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/29/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 98-36
NAME: DB COMPANIES, INC.
APPLICANT: DECKER & COMPANY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/17/1999	2% OF 32,266.00	CHG	425.32		
03/29/1999	REC. CK. #10835	PAID		425.32	
		TOTAL:	425.32	425.32	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/29/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 98-36
NAME: DB COMPANIES, INC.
APPLICANT: DECKER & COMPANY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/17/1999	APPROVAL FEE	CHG	100.00		
03/29/1999	REC. CK. #10834	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

Dairy Mart 3/23/99

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ X

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ X

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ X

TOTAL ESCROW PAID:.....\$ X

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ _____

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

NUMBER OF UNITS

@ \$500.00 EA. EQUALS: \$ X

SITE IMPROVEMENT COST ESTIMATE: \$ _____

2% OF COST ESTIMATE \$ 21,266.00 EQUALS \$ 425.32 (2)

TOTAL ESCROW PAID:.....\$ 750.-

TO BE DEDUCTED FROM ESCROW: 613.50

RETURN TO APPLICANT: \$ 136.50 ★

ADDITIONAL DUE: \$ X

DECKER & COMPANY, INC.

COMMERCIAL REAL ESTATE DEVELOPMENT CONSULTANTS

33 PARK PLAZA, P.O. Box 258
LEE, MASSACHUSETTS 01238
413-243-4083
413-243-4088 (FAX)

December 4, 1998

Office of the Planning Board
Town Hall
555 Union Avenue
New Windsor, NY 12553

Attn: Mr. Mark J. Edsall, P.E.
Planning Board Engineer

Re: Dairy Mart (Orwest Realty)
NYS Rte. 32 & Union Avenue
New Windsor, NY

Dear Mr. Edsall,

Reference is made to our meeting of December 2, 1998 regarding the above mentioned properties applications for Planning Board and Zoning Board of Appeals reviews for site improvements and canopies setback variances. Again I thank you and the Fire Chief for your time to review our proposal.

As we discussed the DB Companies, the new lessee and operator of the subject property, has an application before the Planning Board and ZBA regarding the relocation of gasoline pump islands and the installation of two canopies within the required 40' setback. As I mentioned, between the DB Companies acquiring the assets of Dairy Mart, the endorsement of the improvements by the current land owner, Orwest Realty Corp., and the logistics of bringing a number of locations into the new December 22, 1998 environmental compliance as mandated by the Federal and State regulators, this sites timetable for reconstruction has been delayed. At this time DB Companies will be unable to perform the required tank replacement and environmental upgrades in advance of the December 22, 1998 deadline before completing the variance procedure for the canopy setbacks with the ZBA.

It is for these reasons that the DB Companies is requesting the Towns consideration in allowing us to perform the required maintenance involving tank removal, new tank installation, and the relocation and reconstruction of the Union Street pump island. This pump island would be placed closer to the road per

CONSULTANTS TO THE PETROLEUM & CONVENIENCE STORE INDUSTRIES
DESIGN, PLANNING & PERMIT PROCUREMENT
REAL ESTATE ACQUISITION

Town of New Windsor/Mr. Edsall,
P.E. Planning Board Engineer
Dairy Mart (Orwest Realty)/
NYS Rte. 32 & Union Ave.,
New Windsor NY

December 4, 1998

the plans already on file with the Planning and Zoning Boards.

We would appreciate it if you would forward our request to the Planning Board for their consideration on Wednesday, December 9, 1998. This request is to perform the aforementioned tank and island reconstruction in advance of the Zoning Boards consideration of our variance request which will occur sometime in mid-January. The island relocation would be accomplished for safety and traffic considerations with or without regard to the variance request being submitted. We understand our canopy setback variance request could be at risk should the Zoning Board decide not to grant the relief sought. Traffic and parking configurations are being altered for better internal traffic movements as well as parking arrangements to the benefit of the existing retail store.

We would appreciate your consideration as well as that of the Planning Board in authorizing the island relocation per the plans on file, again for the Union Street side only. The canopy setback variance issue will be subject to ZBA action in mid-January.

We thank you again for your assistance in this matter.

Very truly yours,



Conrad R. Decker, for
DB COMPANIES, INC.

CRD/kmm

cc: Chuck DeBlois, DB Companies, Inc.
John Rinaldi, DB Companies, Inc.

MEPBENW.WND

DECKER & COMPANY, INC.

COMMERCIAL REAL ESTATE DEVELOPMENT CONSULTANTS

33 PARK PLAZA, P.O. Box 258
LEE, MASSACHUSETTS 01238
413-243-4083
413-243-4088 (FAX)

February 15, 1999

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Attn: Myra,
Planning Department

Re: DB Companies/Dairy Mart
173 Windsor Highway (Rte. 32)
@ Union Avenue
New Windsor, NY
(DB807)

Dear Myra,

Reference is made to the Zoning Board of Appeals and Planning Board applications approved for the above mentioned location. At the last Planning Board meeting an estimate of site improvements was to be prepared for bonding information.

The summary of site improvements are as follows:

• 14,840 sq. ft. of new paving to be installed,	\$17,066.00
• dumpster enclosure, 10' x 16',	3,850.00
• parking lot striping,	350.00
TOTAL	\$21,266.00

If you have any other questions regarding this issue, please feel free to contact me at your convenience.

Very truly yours,


Conrad R. Decker,
DB COMPANIES

CRD/kmm

CONSULTANTS TO THE PETROLEUM & CONVENIENCE STORE INDUSTRIES
DESIGN, PLANNING & PERMIT PROCUREMENT
REAL ESTATE ACQUISITION

AS OF: 03/17/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 36

FOR WORK DONE PRIOR TO: 03/17/99

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.												
98-36	123763	05/20/98	TIME	MJE	WS	DAIRY MART	75.00	0.40	30.00			
98-36	132745	10/12/98	TIME	MJE	MC	ROCK TAVERN LP SUB	75.00	0.50	37.50			
98-36	132750	10/12/98	TIME	MJE	MC	DAIRY MART S/P	75.00	0.50	37.50			
98-36	132585	10/13/98	TIME	SAS	CL	DAIRY MART/RVW COMM	28.00	0.50	14.00			
98-36	132733	10/14/98	TIME	MJE	MM	Dairy Mt DISAP > ZBA	75.00	0.10	7.50			
98-36	132755	10/14/98	TIME	MJE	MC	ROCK TAVERN LP SUB	75.00	0.10	7.50			
98-36	132760	10/14/98	TIME	MJE	MC	DAIRY MART S/P	75.00	0.10	7.50			
98-36	132774	11/04/98	TIME	MJE	MC	DAIRY MT ZBA REF	75.00	0.50	37.50			
98-36	135450	11/16/98	TIME	MJE	MC	DAIRY MART TC RE:ZBA	75.00	0.30	22.50			
									201.50			
98-36	134424	11/18/98				BILL 98-1162					-179.00	
											-179.00	
98-36	135542	12/02/98	TIME	MJE	WS	DAIRY MART S/P	75.00	0.40	30.00			
98-36	135543	12/02/98	TIME	MJE	MC	DAIRY MART ZBA REF	75.00	0.40	30.00			
									60.00			
98-36	135815	12/16/98				BILL 98-1260					-82.50	
											-82.50	
98-36	137465	01/05/99	TIME	MJE	MC	SUNOCO W/ B/I & DEV	75.00	0.40	30.00			
98-36	137476	01/07/99	TIME	MJE	MC	SUNOCO STOR W/BI&DEV	75.00	0.30	22.50			
98-36	137840	01/14/99	TIME	MJE	MC	DAIRYMART	75.00	0.30	22.50			
98-36	139409	01/20/99	TIME	MJE	WS	DAIRY MART	75.00	0.50	37.50			
98-36	138012	01/27/99	TIME	MJE	MM	DAIRY MART COND S/P	75.00	0.10	7.50			
98-36	138981	01/27/99	TIME	SAS	CL	DAIRYMART	28.00	1.00	28.00			
98-36	138986	01/27/99	TIME	SAS	CL	DAIRYMART	28.00	0.50	14.00			
98-36	139552	01/27/99	TIME	MJE	MC	DAIRY MART	75.00	0.50	37.50			
									199.50			
98-36	140315	01/31/99				BILL 99-215 2/16/99					-199.50	
											-199.50	
TASK TOTAL									461.00	0.00	-461.00	0.00
.												
GRAND TOTAL									461.00	0.00	-461.00	0.00

37.50

498.50

DAIRY MART SITE PLAN (98-36)

MR. EDSALL: Mr. Chairman, Myra was contacted today and she in turn contacted me to advise me that the applicant's engineer had some type of a conflict and would not be able to get down for tonight's meeting. Inasmuch as it's merely a referral to the ZBA, so that you don't unnecessarily clog your future agendas, maybe you could just have the board understand that it merely involves for the Dairy Mart at the corner of Union Avenue and Windsor Highway Route 32 that they want to reconstruct the gas islands and because the canopies as with all the other canopies require variances, we need to send it over to the ZBA and I suggest we do that.

MR. LUCAS: They don't want to move the location, just want to increase the size?

MR. EDSALL: Well, they, I think they are moving it back.

MR. PETRO: Also part of the December 22 of this year law, which is requiring fire suppression systems canopy and upgrade of all the tanks.

MR. EDSALL: Part of problem now Mike is that the existing canopy on the Union Avenue side is very close to the building which means that they cannot build or they cannot develop parking spaces along the building cause it's in the wrong place on the site. So they are sliding that a little bit closer to Union so they can develop five parking spaces so they are fixing the site up.

MR. LANDER: Send them to the ZBA.

MR. PETRO: Notion?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Dairy Mart site plan on Windsor Highway. Is there any

further discussion from the board members? If not,
roll call.

ROLL CALL

MR. ARGENIO	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: Since nobody's here to talk to.

MR. KRIEGER: If there was somebody here you'd say.

MR. PETRO: Get your necessary variances. Once you
have received them, you can come back.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhpa@ptd.net



REVIEW NAME: DAIRY MART (ORWEST REALTY) SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVENUE
SECTION 12 - BLOCK 12 - LOT 1
PROJECT NUMBER: 98-36
DATE: 14 OCTOBER 1998
DESCRIPTION: THE APPLICATION PROPOSES THE RELOCATION OF THE
PUMP ISLANDS AND CONSTRUCTION OF CANOPIES.

1. The project is located within the NC Zoning District of the Town. The "required" bulk information shown on the plans is correct for the zone and use groups. The plan should include "proposed" values, reflecting both the building and the proposed canopies, as well as any variances required.
2. Based on my preliminary review of the plan, it would appear that area variances are required for at least front yard setback for the two canopies. It would also appear that a sizable variance is required for square footage for the freestanding sign, as well as a height of sign variance.

Based on the above, it is my recommendation that the Planning Board perform a preliminary review of the plan and, following same, refer this application to the Zoning Board of Appeals for necessary action.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEsh

A:.dairy.sh

DAIRY MART SITE PLAN - WINDSOR HIGHWAY

MR. EDSALL: Dairy Mart application before you application 98-36, we referred them or you referred them to the Zoning Board of Appeals for a variance for the two canopies. They are against the time deadline to renovate the fuel storage tanks by December 22. What they are requesting by letter and I said I'd pass it on to the board requesting permission to perform the repair, renovations and relocate the fuel islands where they want them knowing at full risk that they may or may not get the variances. They have already appeared before the ZBA once, Mike Babcock indicates that it went very positively, it's looks like they are going to get their variance, but they do understand that they are doing it at their own risk. They want to be in compliance with the environmental laws. We wanted to make sure that the board approved, fire inspector approved that it was fine.

MR. STENT: I have no problem.

MR. PETRO: They are trying to comply with the DEC law.

MR. EDSALL: They didn't want to do anything without cooperating with the board.

MR. STENT: I appreciate them coming up, bringing it to our attention.

MR. EDSALL: I'll advise them.

MR. PETRO: Motion to adjourn?

MR. ARGENIO: So moved.

MR. STENT: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE

December 9, 1998

20

MR. PETRO

AYE

Respectfully Submitted By:

A handwritten signature in cursive script, appearing to read "Frances Roth".

Frances Roth
Stenographer

REGULAR ITEMS:

D.B. COMPANIES (DAIRY MART) (98-36) ROUTE 32 & UNION AVENUE

Mr. Ron Fortune appeared before the board for this proposal.

MR. PETRO: I see of this work being done complies with the DEC law for December 22, 1998?

MR. FORTUNE: Yes.

MR. STENT: That work is being done down there now?

MR. PETRO: This is the one at the bottom of the hill here.

MR. STENT: Yes, they had the tanks removed.

MR. BABCOCK: Mr. Chairman, maybe I can clarify. They came before this board and this board referred them to the ZBA for variances for the installation of the canopies. So, therefore, we give them a building permit to remove and install the new tanks based on if they don't get the approval from this board for the new canopies, they wouldn't be able to install them so--

MR. PETRO: They are aware of the consequences.

MR. BABCOCK: Right.

MR. PETRO: Why don't we proceed, we'll move along at a slow pace and the engineer should be here shortly.

MR. FORTUNE: My name is Ron Fortune of Decker and Company, we're representing Orwest Realty and Dairy Mart D.B. Companies who purchased the assets of Dairy Mart in the northeast and again, under the mandate December 22, '98 for either shutting down or replacing of certain tanks, this site fell under that category as you know, driving by, you can see there's been excavating of the tank area, there's new tanks on the site which will be replaced back which will be placed back in the excavation. There's canopies that are

going to be or islands, new islands that are going to be placed, these relocated due to parking along the one side of the building, five cars there and then another island arrangement up front along Route 32 and then five cars along this edge of the property. We did obtain a variance for the setbacks, 20 foot setback on Union Avenue and 15 foot setback on Route 32.

MR. PETRO: Do you have that anywhere on the plan?

MR. FORTUNE: Yes, it's noted on the plan under general notes 1 and then under General note 3 for the sign.

MR. PETRO: I see it, okay, now there was a canopy there, a small one over the islands, is that correct?

MR. FORTUNE: That's correct.

MR. STENT: They moved it closer to the road now, correct?

MR. FORTUNE: Yes. Again, the purpose of that was to get parking at the building and a 24 foot standard aisle for two-way traffic and it's this here.

MR. LANDER: You're not changing any of the curbs in the right-of-way, are you?

MR. FORTUNE: No, they are not being changed basically, the building is staying the same, the parking is being altered but you pull straight in now and park here, this parking exists and there's parking along there that's existing now. There's a requirement of one space for 150 square feet of sales area and we're showing we need 13 and showing 13. And then, of course, these stations, now the islands are considered a lot of community's parking as well because of the nature of the industry today.

MR. LANDER: You're also going to add two pumps?

MR. FORTUNE: Yes, that's correct.

MR. LANDER: Are you also in charge of the installation of the tanks at that project?

MR. FORTUNE: Our company, again, the contractor is responsible for getting the permits for the tanks working with the fire department and other agencies.

MR. PETRO: What's the top course for the site pavement, that's what Mark has in note number 2, board may wish to discuss with the applicant note number 13 existing paving to be cut for island installation replace paving per detail installation of one and a half inch top coat will be determined in the field. What's that really mean, determined in the field, in other words, are they going to do it or not?

MR. FORTUNE: Again, they were not going to, except for it needed to be within the trenching areas, unless the board decided--

MR. PETRO: Patch whatever is disturbed.

MR. STENT: The parking lot is in exceptionally bad condition right now, busted up as you come through the entrances into the parking lot, the south side on the north side.

MR. FORTUNE: If this board feels that it's in bad shape that you want that, then that will be a condition and we'll accept the condition.

MR. PETRO: Mark, what's your feelings on that?

MR. EDSALL: I can't imagine with all the equipment that's been running over the site and the age of the site that the pavement is not going to be in poor shape and I hate to see you put all the money in and three years from now, you have 40 potholes. It doesn't look good for you and the town that they just got done reviewing the plan.

MR. STENT: Are you concurring that it should be paved?

MR. EDSALL: I think with all this work that's being done, this is a good time to at minimum patch all the areas and overlay the whole parking area.

MR. STENT: All the potholes and overlay the whole parking area?

MR. FORTUNE: Yes.

MR. PETRO: Put like a one inch top on that, something like that on the whole thing.

MR. LANDER: Inch and a half.

MR. PETRO: So that we can have that as a condition of approval?

MR. FORTUNE: Yes.

MR. PETRO: That the entire parking area will be repaved with one and a half inch top?

MR. FORTUNE: Yes.

MR. PETRO: Planning Board may wish to assume lead agency.

MR. LUCAS: Make that motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Dairy Mart Orwest Realty site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You had a public hearing at the zoning board I'm sure?

MR. FORTUNE: Yes.

MR. PETRO: What was the outcome to the public hearing?

MR. FORTUNE: Granted variances for both canopies and also for the signs, square footage and as noted in notes 1 and 3.

MR. PETRO: I mean did anybody show up? What was the public attendance?

MR. FORTUNE: I'm not sure.

MR. KRIEGER: I don't remember offhand.

MR. PETRO: Normally, he did receive the variance, I don't see that it's necessary to--

MR. KRIEGER: It was either nobody or very close.

MR. PETRO: We didn't hear anything so that's my opinion. Does anybody else want to voice an opinion?

MR. STENT: You're improving the intersection, they have the variances from the zoning board and anybody voiced opposition to it, they would have been at public hearing.

MR. LUCAS: Make a motion we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing for the Dairy Mart Orwest site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Do we have any significant wetlands on this

piece of property?

MR. FORTUNE: Not to my knowledge.

MR. PETRO: I don't think that there's going to be impact to the environment by putting up a couple canopies, therefore, I'll entertain a motion that we declare negative dec.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Dairy Mart Orwest Realty site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Can you show ten by ten dumpster enclosure? What's that enclosure going to be made out of? I know there's not one there now, what material are you going to use?

MR. FORTUNE: No, we didn't show a detail nor did I call out, usually they do a chain link fence with the vinyl slats in it.

MR. LANDER: I'd like to have doors on it so that we can close it when we can. But the people see that from the road and normally, if you were building this building, we'd have you make it the same materials for the dumpster as you were for the building, but you're not so chain link with the slats will be fine.

MR. FORTUNE: Okay.

MR. LUCAS: Make this a condition.

MR. PETRO: What's the plan showing now?

MR. LANDER: Plan doesn't show anything, but he's proposing to put chain link with slats.

MR. PETRO: So add that to a condition with the blacktop.

MR. LANDER: With a gate, bond.

MR. PETRO: Bond estimate will be submitted in accordance with paragraph A(1)(G) in accordance with the Town Code.

MR. LANDER: And I assume that the ten by ten is a concrete pad? Is there only one dumpster there right now? Do you know? I can't remember.

MR. PETRO: We have fire approval on 10/14/98, highway approval 10/8/98.

MR. STENT: Make a motion we approve Dairy Mart site plan on New York State Route 32 and Union Avenue with the subject-to's that the Chairman read in.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Dairy Mart on Route 32 Union Avenue subject to the entire lot and the note to that effect being added to the plan of one and one half inch of the blacktop, that the dumpster enclosure with the note to the plan being chain link with slats and bond estimate will be submitted for the site plan as I have read in earlier to the Town Code. Is there any further discussion from the board members? Did you get all that three conditions?

MR. FORTUNE: Yes.

MR. PETRO: Roll call.

January 27, 1999

13

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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CONSULTING ENGINEERS P.C.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: DAIRYMART (ORWEST REALTY) SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVENUE
SECTION 12 - BLOCK 12 - LOT 1
PROJECT NUMBER: 98-36
DATE: 27 JANUARY 1999
DESCRIPTION: THE APPLICATION PROPOSES THE RELOCATION OF THE
PUMP ISLANDS AND CONSTRUCTION OF CANOPIES.

1. The project is located within the NC Zoning District of the Town. The "required" bulk information shown on the plan is correct for the zone and use groups. The Applicant has obtained the necessary Variances with regard to the proposed canopy construction. The Variances are noted on the plan in the general notes.
2. The Board's attention is directed to note 13 which indicates that "consideration" will be given to a top course for the site pavement "determined in field". The Board may wish to discuss, with the Applicant, the appropriateness of a new top course for the overall paved areas following the new construction.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: DAIRMART (ORWEST REALTY) SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVENUE
SECTION 12 - BLOCK 12 - LOT 1
PROJECT NUMBER: 98-36
DATE: 27 JANUARY 1999

Page Two

6. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

A:dairymt.sh

RESULTS P.B. MEETING OF: January 27, 1999

PROJECT: DB Companies, Inc

P.B.# 98-36

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y ☒ N__

M) A S) N VOTE: A 5 N 0
CARRIED: YES ☒ NO__

M) U S) N VOTE: A 5 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) U S) A VOTE: A 5 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED:_____

M) S S) A VOTE: A__ N__ APPROVED CONDITIONALLY: 1-27-99

NEED NEW PLANS: Y ☒ N__

DISCUSSION/APPROVAL CONDITIONS:

Need entire site repaved with 1 1/2" topping (Need note)
Bond estimate required.
Dumpster - Chain link w/ slats concrete w/ gates } Need note on plan



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # _____ - _____

WORK SESSION DATE:

20 JAN 99

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

new plans

PROJECT NAME:

Paisant S/P

PROJECT STATUS: NEW

OLD 20

REPRESENTATIVE PRESENT:

Conrad Decker

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Modify sign/stand dwg per ZBA

- Will have new plans to Myra by Monday

- note - auto fire suppression system
on each canopy per NFPA 30

- note re retail entire pkg area.

- variance granted on _____ for _____

CLOSING STATUS

- ☒ Set for agenda if plans Mon.
☐ possible agenda item
☐ Discussion item for agenda
☐ ZBA referral on agenda

pbwsform 10MJE98

D.B. COMPANIES, INC.

MR. NUGENT: Request for Diary Mart for 25/20 ft. front yard variance for two canopies over gasoline pumps located at intersection of Rt. 32 and Union Avenue in an NC zone.

Mr. Dave Gaffney appeared before the board for this proposal.

MR. GAFFNEY: Good evening.

MR. NUGENT: You're on.

MR. TORLEY: My name is Dave Gaffney, and I'm with Decker & Company. Mostly I have a half dozen letters here explaining what we'd like to do. If I could give these to you.

MR. NUGENT: Absolutely.

MR. GAFFNEY: And also some blueprints that would show what we're trying to do, which is essentially D.P. would like to replace the existing pump islands and canopy on the Union side of the property, Union Street side, and move them 20 feet further toward the street, mostly for safety and traffic flow purposes. And they would also like to put in a new island and canopy on the Route 32 side of the street.

MS. BARNHART: Do you want me to use this one, or do you have one of these?

MR. GAFFNEY: You can use that.

MR. NUGENT: Do you have a couple more of them with you?

MR. GAFFNEY: These here.

MR. NUGENT: Give one to that table and one to that table so they can follow you as you're making your presentation.

MR. GAFFNEY: This is a site plan, and elevation plan. Mostly why I'm here tonight is just to see if we could put it on the agenda for the January 11th hearing.

MR. NUGENT: You have to go through a preliminary

hearing first. We'll ask you all the questions we think we need to know.

MS. BARNHART: He's got all of his application except he doesn't have his proxy which I'm going to give him right now.

MR. NUGENT: As soon as you get that back to Pat, the sooner you get on the agenda.

MR. GAFFNEY: Okay.

MR. NUGENT: Because it's set up on a first-come-first-serve basis.

MR. GAFFNEY: All right.

MR. KANE: You're plan on the store here on the Route 32 side, are you doing away with the parking that's in front of the building right now?

MR. GAFFNEY: I believe --

MR. KANE: It's not shown on the plan.

MR. BABCOCK: Yeah. According to this they are.

MR. GAFFNEY: Yes.

MR. BABCOCK: There's not enough room to back out if a car's sitting at the pumps.

MR. GAFFNEY: Exactly.

MR. NUGENT: They're putting another set of pumps in?

MR. KANE: They want to put a set of pumps on the Route 32 side.

MR. NUGENT: Another whole set?

MR. BABCOCK: Yes.

MR. NUGENT: Go ahead, you may continue.

MR. GAFFNEY: Well, the area is just zoned neighborhood/commercial and I guess a 40 foot set back is required. What we're asking for is to be able to put the Union Street side island 20 feet from the property line, and the island in the front of the

building on the Route 32 side there would be a 15 foot set back. As I mentioned before, it's mostly for safety and traffic flow purposes. And also D.P., whereas the prior operator emphasized the convenient side of the business, D.P. intends to emphasize the gasoline side of the business, sales side of the business.

MR. TORLEY: Why is it moving the Union Avenue pump closer to the road?

MR. GAFFNEY: Traffic flow.

MR. BABCOCK: Also the parking, Larry.

MR. KANE: Parking on the side, Larry, you wouldn't have enough.

MR. BABCOCK: Right now if you pull up there to get gas and you park between the canopy that's there now and the building, you could barely get another car -- you can park a car sideways, you could never get a car endways.

MR. KANE: And they're doing away with the parking on the front of the building which is going to make the other even more prime. You're going to have up-to-date fire sprinkler systems at the canopies?

MR. GAFFNEY: Um --

MR. BABCOCK: Yes.

MR. TORLEY: I don't think they have a choice. Mike will make sure they will.

MR. NUGENT: I don't think they have a choice.

MR. TORLEY: He has all the parking he needs?

MR. BABCOCK: Yes.

MR. TORLEY: So what you want to do is create a new variance with pump islands close to Route 32 that aren't there now?

MR. GAFFNEY: That's correct. They were there historically years ago. Had you looked at the property you can see where they were.

MR. TORLEY: Oh.

MR. GAFFNEY: The same with the other where we want to put them, they were there historically.

MR. KANE: So basically the variance is for the canopies?

MR. BABCOCK: Yes.

MR. KANE: 25 on the front, 20 on the side.

MR. BABCOCK: That's correct. There's no provision in our code for the canopy. We treat it as a main structure, or if you want to treat it as an accessory structure, it would have to be behind the building. Therefore, just about every newly installed canopy in New Windsor is here to see this board because of that requirement.

MR. TORLEY: Sir, when you come back, I'd appreciate it if you would talk about why you can't make four pumps in one row here and not create a new encroachment on the Route 32 side.

MR. GAFFNEY: Okay.

MR. NUGENT: I have no further questions.

MR. KANE: No further questions at this time.

MR. REIS: Accept a motion?

MR. NUGENT: Yes.

MR. REIS: I make a motion that we set D.P. Companies up for a public hearing for the requested variances.

MS. OWEN: Second.

ROLL CALL

MS. OWEN	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. BABCOCK: Mr. Chairman --

MR. TORLEY: One thing, I just noticed the freestanding sign. Are we going to have a new sign?

MR. BABCOCK: I just noticed that myself on the plan.

MR. NUGENT: I saw it on the drawing. It wasn't on the application.

MR. BABCOCK: Install new freestanding sign to replace exiting freestanding sign. Variance required for height of sign from 15 to 20.5 and area of sign from 64 square feet to 199 square feet. Do you want to consider that tonight and I'll modify the, or I can give you a new one if that's necessary? Do you have that, Pat?

MS. BARNHART: Where's the Notice of Disapproval? Can we have it back, please?

MR. TORLEY: Sure.

MR. BABCOCK: That may be just coming from the building department, that may not have went through the planning board.

MS. BARNHART: No, this is from the planning board.

MR. BABCOCK: There may have been another one from the building department, or they didn't do that?

MS. BARNHART: Not to my knowledge.

MR. TORLEY: Mike Reis, would you accept a modification on your motion?

MR. REIS: Absolutely.

MR. TORLEY: In that case, I move that we add to the public hearing request the variances as need for a freestanding sign, numbers are not available at the moment.

MR. BABCOCK: I can give you those.

MS. BARNHART: Tomorrow.

MR. BABCOCK: I'll modify it.

MS. BARNHART: Okay. Thanks, Mike.

MR. NUGENT: Do we need another vote for that?

MR. KRIEGER: Would anybody change their vote?

MR. KANE: No.

MR. REIS: No.

MR. KRIEGER: So the vote stands. When you come to the public hearing, those are the criteria on which the state has decreed that the zoning board must decide. If you would address yourself to those criteria, that would be helpful.

MR. GAFFNEY: Okay. Thank you very much.



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 98-36
WORK SESSION DATE: 2 DEC 98 APPLICANT RESUB.
REQUIRED: No
REAPPEARANCE AT W/S REQUESTED: No
PROJECT NAME: Dain Mart
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Joe Galtner / Conrad Reden
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Discuss ZBA referral done
- They want P/B approval to move island
and get table before ZBA approval
- proceeding @ own risk.
- will submit letter for 12/9 agenda

CLOSING STATUS

_____ Set for agenda
_____ possible agenda item
X Discussion item for agenda
_____ ZBA referral on agenda

pbwsform 10MJ98

ZONING BOARD OF APPEALS
Reorganization Meeting
January 11, 1999

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes from 12/07/98 meeting as written. - APPROVED

PRELIMINARY MEETING:

SET UP
FOR P/H

1. BIGI, DONALD - Request for 5 ft. side yard variance for existing shed located at 216 Butterhill Drive in a CL-1 zone. (80-4-8).

SET UP
FOR P/H

2. AQUINO/MELICK - Request for 10 ft. sign width variance for wall sign at 401 Windsor Highway (former Capt. Video) in a C zone. (65-2-24).

PUBLIC HEARING:

APPROVED
SUBJECT
TO

3. MANS, C. P. - Request for (1) 52,079 s.f. lot area, (2) 101 ft. lot width (3) 27.5 ft. front yard, (4) 34 ft. total side yard variances to establish sales office on s/s of Rt. 94 in C zone. (70-1-3). NEED SA

APPROVED
CANOPIES
+
SIGNS

4. ORWEST REALTY/DAIRY MART - Referred by P.B. for 25/20 ft. front yard variance for two canopies over gas pumps, plus 135 s.f. area and 5.5 ft. height variances for freestanding replacement sign at 173 Windsor Highway in an NC zone. (12-2-1).

APPROVED

5. DANTAS, ALLEN - Request for 6 ft. side yard and 1.7 ft. rear yard variance for existing one-family residence, plus 8.7 ft. side yard and 7.2 ft. rear yard variance for existing detached garage at 64 Clancy Avenue in R-4 zone. (13-1-6).

TABLE
TO
JAN 25
MEETING

6. PELLEGRINO, JOHN - Request for area variance to keep livestock at Enchanted Gardens located at 1721 Little Britain Road in an R-1 zone. (52-1-6).

Reorganization: Motion to appoint Officers for 1999.

Formal Decisions: (1) N.W. Partners/Daidone - APPROVED

Pat - 563-4630 (o)
562-7107 (h)

B.2.

ZONING BOARD OF APPEALS
Regular Session
December 7, 1998

RECEIVED

DEC 03 1998

BUILDING DEPARTMENT

AMENDED AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of the 11/23/98 meeting if available.

PRELIMINARY MEETING:

SET UP FOR P/H 1. PIRNICK, KIM - Request for use variance to permit hair cutting as a home occupation at 457 Mt. Airy Road in an R-1 zone. (65-1-2).

NEED DISAPPROVAL FOR SIGN

SET UP FOR P/H 2. D.B. COMPANIES, INC. - Request of Dairy Mart for 25/20 ft. front yard variance for two canopies over gasoline pumps located at intersection of Rt. 32 and Union Avenue in NC zone. (12-2-1).

PUBLIC HEARING:

APPROVED 3. BONURA, MARY - Request for 9 ft. side yard variance for construction of an enclosed garden within Anthony's Pier 9 located on Route 9W in an NC zone. (37-1-25, 26 and 27).

Pat - 563-4630 (o)
562-7107 (h)

RESULTS OF P.B. MEETING OF :

PROJECT: Stacy Mast.

P.B.# 98-36

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES___NO___

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M)___ S)___ VOTE: A___ N___ WAIVED: Y___ N___

SCHEDULE P.H. Y___N___

SEND TO O.C. PLANNING: Y

~~SEND TO DEPT. OF TRANSPORTATION: Y~~

REFER TO Z.B.A.: M) 4N S) 44 VOTE: A 4 NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

OFFICE OF THE PLANNING BOARD - TOWN OF
ORANGE COUNTY, NY

#1 ZBA 12-7-98
SETUP FOR P/H
NEED SIGN VARIANCE

NEW WINDSOR
#2 ZBA 1-11-99
APPROVED CANOPIES
+ SIGNS

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 98-36 DATE: 4 NOV 98

APPLICANT: DB COMPANIES INC
DECKER & COMPANY
P.O. BOX 258
LEE, MA 01238

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 20 AUG 1998

FOR (~~SUBDIVISION~~) - SITE PLAN) _____

LOCATED AT SIDE WINDSOR HIGHWAY

NORTH OF UNION ZONE _____

DESCRIPTION OF EXISTING SITE: SEC: 12 BLOCK: 2 LOT: 1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

FRONT YARD SETBACK VARIANCES FOR BOTH

PROPOSED CANOPIES. SIGN REQUEST FOR 135 SF

AREA + 5.5 FT HEIGHT FOR FREE STANDING SIGN


MARK J. EDSALL P.E. IN
MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE	USE	RT32 CANOPY/UNION CANOPY	RT32/UNION
NC	B-7/A-6		
MIN. LOT AREA	15,000 SF/10,000	30,000 S.F.	—
MIN. LOT WIDTH	125 FT/100	175 FT.	—
REQ'D FRONT YD	40 FT	15/20 FT	25/20 FT
REQ'D SIDE YD.	15 FT		
REQ'D TOTAL SIDE YD.	30 FT/35	57'-6"/69 FT	—
REQ'D REAR YD.	15 FT	—	—
REQ'D FRONTAGE	N/A	—	—
MAX. BLDG. HT.	23 FT/35	17 / 17	—
FLOOR AREA RATIO	0.5 RD/1	—	—
MIN. LIVABLE AREA	N/A	—	—
DEV. COVERAGE	N/A %	— %	— %
O/S PARKING SPACES	9	13	—

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

DAIRY MART SITE PLAN (98-36)

MR. EDSALL: Mr. Chairman, Myra was contacted today and she in turn contacted me to advise me that the applicant's engineer had some type of a conflict and would not be able to get down for tonight's meeting. Inasmuch as it's merely a referral to the ZBA, so that you don't unnecessarily clog your future agendas, maybe you could just have the board understand that it merely involves for the Dairy Mart at the corner of Union Avenue and Windsor Highway Route 32 that they want to reconstruct the gas islands and because the canopies as with all the other canopies require variances, we need to send it over to the ZBA and I suggest we do that.

MR. LUCAS: They don't want to move the location, just want to increase the size?

MR. EDSALL: Well, they, I think they are moving it back.

MR. PETRO: Also part of the December 22 of this year law, which is requiring fire suppression systems canopy and upgrade of all the tanks.

MR. EDSALL: Part of problem now Mike is that the existing canopy on the Union Avenue side is very close to the building which means that they cannot build or they cannot develop parking spaces along the building cause it's in the wrong place on the site. So they are sliding that a little bit closer to Union so they can develop five parking spaces so they are fixing the site up.

MR. LANDER: Send them to the ZBA.

MR. PETRO: Notion?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Dairy Mart site plan on Windsor Highway. Is there any

further discussion from the board members? If not,
roll call.

ROLL CALL

MR. ARGENIO	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: Since nobody's here to talk to.

MR. KRIEGER: If there was somebody here you'd say.

MR. PETRO: Get your necessary variances. Once you
have received them, you can come back.

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October 17, 1998

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further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: Since nobody's here to talk to.

MR. KRIEGER: If there was somebody here you'd say.

MR. PETRO: Get your necessary variances. Once you have received them, you can come back.

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: October 14, 1998

SUBJECT: Orwest Realty Corp.

Planning Board Reference Number: PB-98-36

Dated: 6 October 1998

Fire Prevention Reference Number: FPS-98-060

A review of the above referenced subject site plan was conducted on 8 October 1998.

This site plan is acceptable.

Plans Dated: 14 July 1998

A handwritten signature in cursive script, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 36

DATE PLAN RECEIVED: RECEIVED OCT - 6 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Orwest Realty Corp. has been

reviewed by me and is approved ☒

disapproved _____.

~~If disapproved, please list reason~~ _____

This property is being fed by town
water.

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D.D. 10-13-98
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

OCT 08 1998

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 36

DATE PLAN RECEIVED: RECEIVED OCT - 6 1998

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 10/8/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 98 - 36

WORK SESSION DATE: 20 MAY 98 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Dairy Mart (DB Marketing)

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: R. J. Snyder

MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Rt 32 + Union
- add FAR + Dust Cap to Bulk
- add Paved x3
- add sign
- add 2 pkgs sign + call out blue.
- approval box
- * ZBA referral
- # 750 encrow.
- loss agenda 5/27 mtg.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 12 Block 2 Lot 1

1. Name of Project DB Companies, Inc.
2. Owner of Record Orwest Realty Corp. Phone 800/823/9364
Address: 25 Concord Street, Pawtucket, RI
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Decker & Company Phone 800/823/9364
Address: P.O. Box 258, LEE, MA 01238
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Brooks & Brooks Phone 914/691/7339
Address: 326 Route 299, Highland, NY
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney To be determined Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Conrad Decker 413-243-4083
(Name) (Phone)
7. Project Location:
On the west side of Windsor Hwy 0 feet
(Direction) (Street) (No.)
North of Union Ave.
(Direction) (Street)
8. Project Data: Acreage .5 Zone NC School Dist. UK

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Relocate islands and canopy.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

20th DAY OF August 1998

Suzanne M Scarpa
NOTARY PUBLIC
My Commission Expires Sept 11, 1998

R.J. Snyder
APPLICANT'S SIGNATURE
R.J. Snyder, for Db
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED OCT - 6 1998
DATE APPLICATION RECEIVED

98 - 36
APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. Y Site Plan Title
2. Y Applicant's Name(s)
3. Y Applicant's Address
4. Y Site Plan Preparer's Name
5. Y Site Plan Preparer's Address
6. Y Drawing Date
7. N/A Revision Dates
8. Y Area Map Inset
9. Y Site Designation
10. Y Properties within 500' of site
11. Y Property Owners (Item #10)
12. Y Plot Plan
13. Y Scale (1" = 50' or lesser)
14. Y Metes and Bounds
15. Y Zoning Designation
16. Y North Arrow
17. Y Abutting Property Owners
18. Y Existing Building Locations
19. Y Existing Paved Areas
20. Y Existing Vegetation
21. Y Existing Access & Egress

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PROPOSED IMPROVEMENTS

- 22. Y Landscaping
- 23. Y Exterior Lighting
- 24. Y Screening
- 25. Y Access & Egress
- 26. Y Parking Areas
- 27. Y Loading Areas
- 28. N/A Paving Details (Items 25 - 27)
- 29. Y Curbing Locations
- 30. Y Curbing through section
- 31. Y Catch Basin Locations
- 32. Y Catch Basin Through Section
- 33. Y Storm Drainage
- 34. Y Refuse Storage
- 35. N/A Other Outdoor Storage
- 36. N/A Water Supply
- 37. N/A Sanitary Disposal System
- 38. Y Fire Hydrants
- 39. Y Building Locations
- 40. Y Building Setbacks
- 41. N/A Front Building Elevations
- 42. N/A Divisions of Occupancy
- 43. N/A Sign Details
- 44. Y Bulk Table Inset
- 45. Y Property Area (Nearest 100 sq. ft.)
- 46. Building Coverage (sq. ft.)
- 47. Building Coverage (% of total area)
- 48. Pavement Coverage (sq. ft.)
- 49. Pavement Coverage (% of total area)
- 50. Open Space (sq. ft.)
- 51. Open Space (% of total area)
- 52. Y No. of parking spaces proposed
- 53. Y No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: 
Licensed Professional Date

RECEIVED OCT - 6 1998

PROJECT I.D. NUMBER

617.2

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Decker & Company	2. PROJECT NAME DB Companies
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 173 Windsor Highway	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Install new islands and canopies	
7. AMOUNT OF LAND AFFECTED: Initially .63 ac acres Ultimately .63 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Need site plan approval and Variances.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Mixture of residential and commercial.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Building permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Site plan	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: R.J. Snyder	Date: 8/19/98
Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Orwest Realty Corp., deposes and says that he resides
(OWNER)
at 168 MADISON ROAD, SCARSDALE, NY
25 Concord Street, Pawtucket, RI in the County of WESTCHESTER
(OWNER'S ADDRESS)
and State of NEW YORK
Rhode Islands and that he is the owner of property tax map

(Sec. 12 Block 2 Lot 1)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

Decker & Company, Inc.

(Applicant Name & Address, if different from owner)

Decker & Company, Inc.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 8/19/98

Christina Moretz
Witness' Signature

ORWEST REALTY CORP.
[Signature]
Owner's Signature

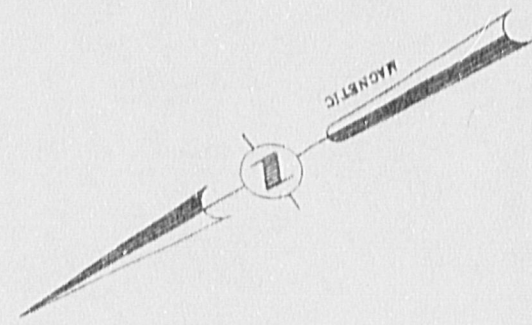
[Signature]
Applicant's Signature if different than owner

Representative's Signature

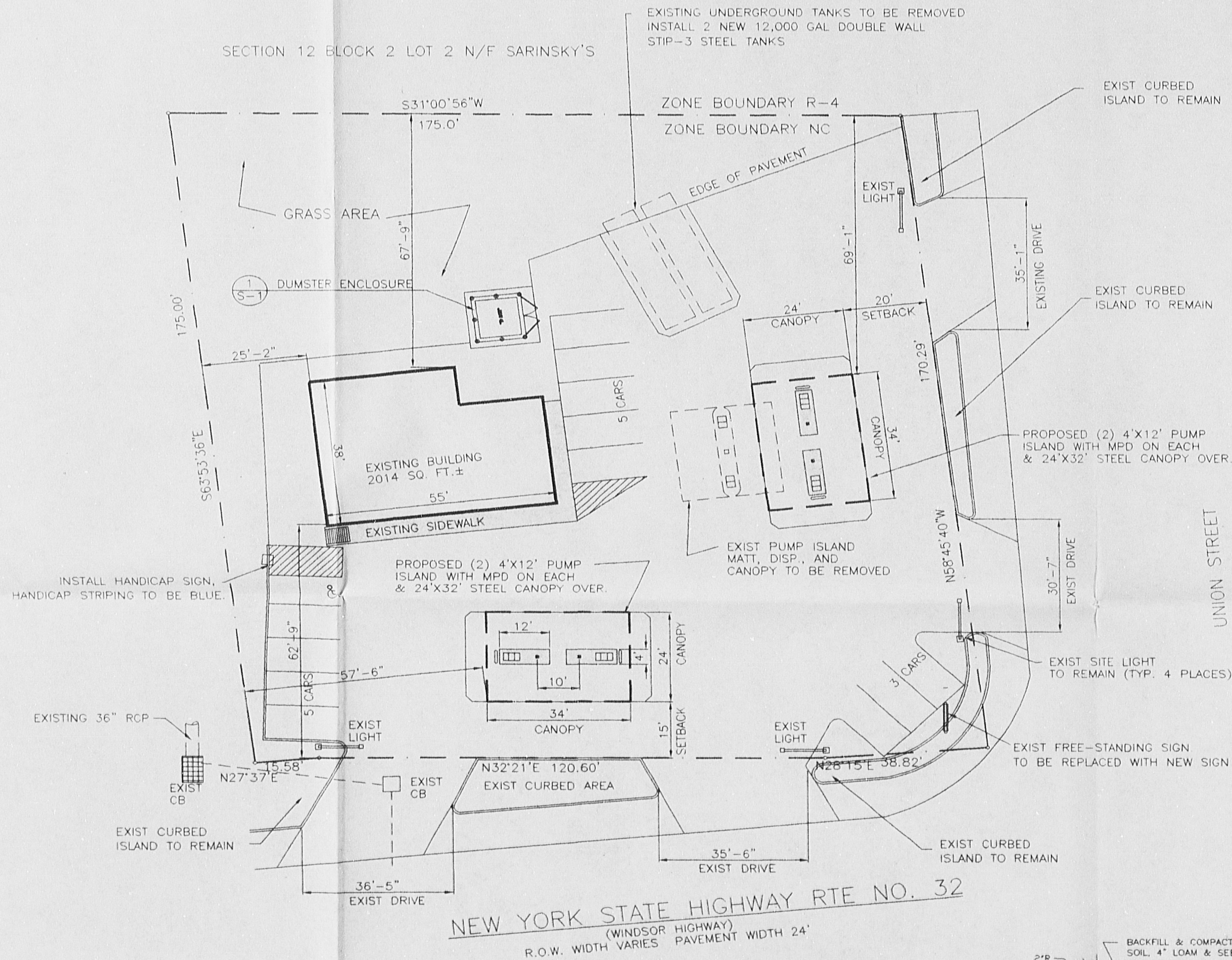
**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED OCT - 6 1998

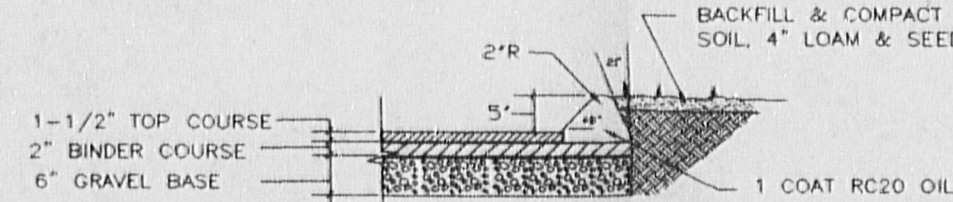
98 - 36



SECTION 12 BLOCK 2 LOT 2 N/F SARINSKY'S



NEW YORK STATE HIGHWAY RTE NO. 32
(WINDSOR HIGHWAY)
P.A.VEMENT WIDTH 24'
R.O.W. WIDTH VARIES



ASPHALT CURBING & PAVING DETAIL

CONC. SIDEWALKS MUST 3,500 P.S.I.
DUMMY JOINTS @ 4', CONST JOINTS @ 12'
USE 1/2" PREMOLDED EXPANSION JOINTS

ASPHALT SIDEWALKS TO MATCH
TYPICAL PAVING DETAIL

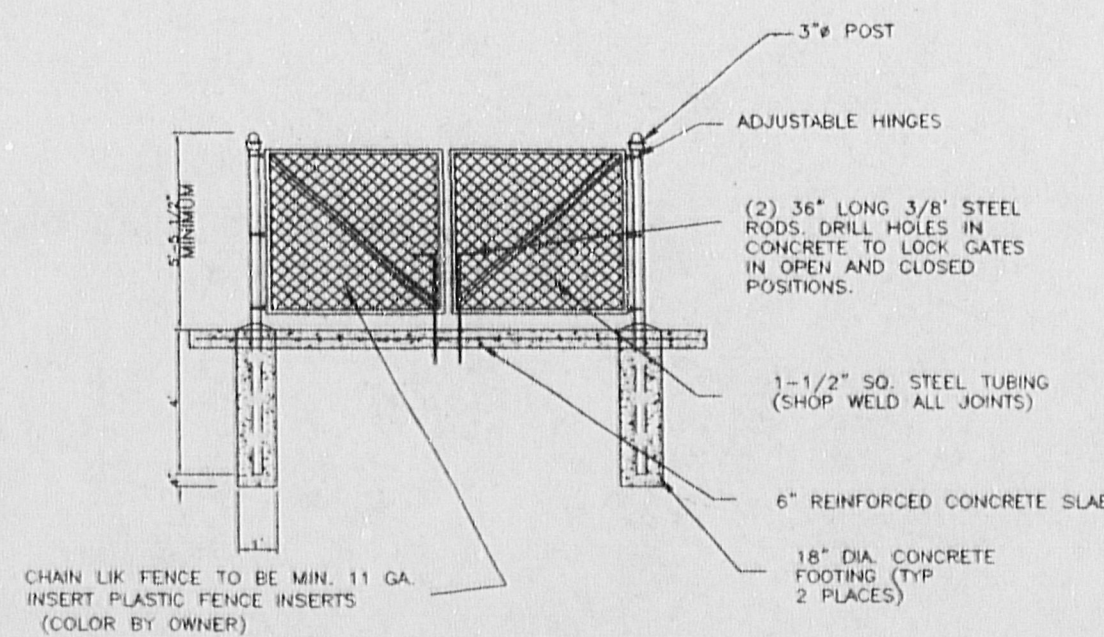
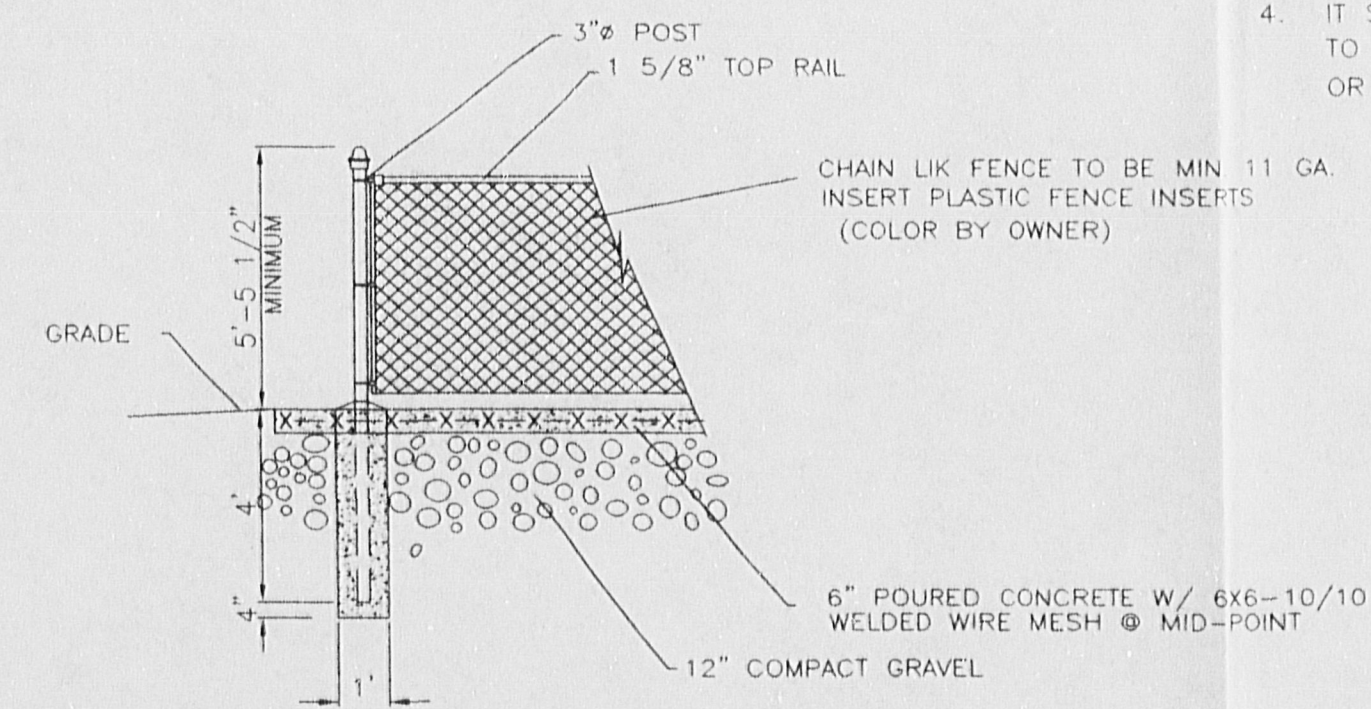
ZONING INFORMATION CHART FOR N-C NEIGHBORHOOD COMMERCIAL ZONE					
ITEM	REQUIRED/GASOLINE STATION (B-7)	REQUIRED/RETAIL (A-6)	EXISTING	FRONT CANOPY PROVIDED	SIDE CANOPY PROVIDED
MIN. LOT AREA	15,000 SQ. FT.	10,000 SQ. FT.	30,000 SQ. FT.	N/A	N/A
MIN. LOT WIDTH	125'	100'	175'	N/A	N/A
REQ'D. FRONT YARD DEPTH	40 FT.	40 FT.	62'-9"	*15'	*20'
REQ'D. SIDE YARD W/TOTAL	15/30'	15/35'	25'-2"	57'-6"	69'-1"
REQ'D. REAR YARD	15'	15'	75'	133'-6"	130'
MAX. BLDG. HEIGHT	23'	35'	18'	17'	17'
F.A.R.	5	1	5	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A	N/A	N/A	N/A
REQ'D. PARKING	N/A	1/120 SQ. FT. OF SALES AREA 9. RECD.	13	N/A	N/A
* BOTH CANOPIES REQUIRE FRONT SETBACK VARIANCES THRU ZONING BOARD OF APPEALS					
ALSO NOTE VARIANCE REQUIRED FOR SIGN AREA AND HEIGHT. (SEE GENERAL NOTES.)					

GENERAL NOTES:

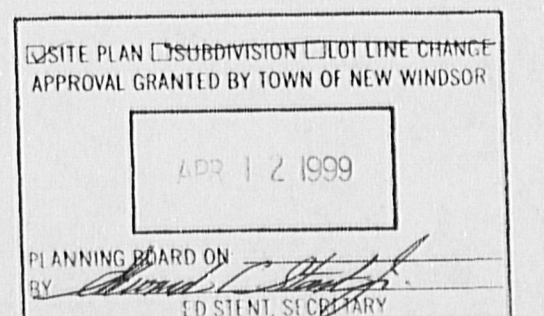
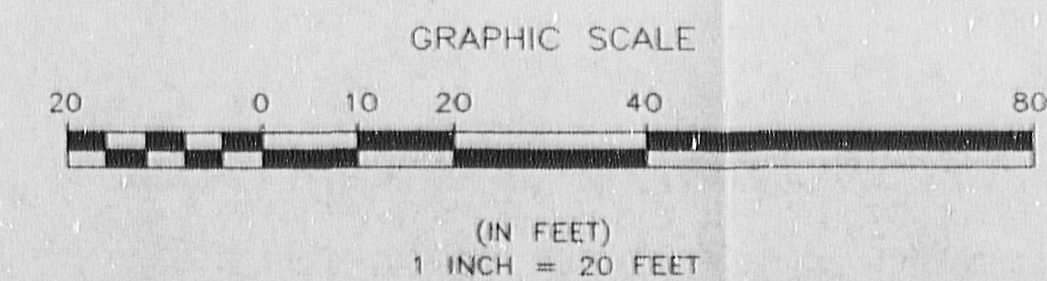
- INSTALL (2) 24'X34' 2 COLUMN OVERHEAD STEEL CANOPIES AS SHOWN. VARIANCE OBTAINED 1-11-99 FOR FRONT SETBACK FROM 40 FT. TO 15 FT. AND UNION STREET SETBACK FROM 40 FT. TO 20 FT.
- INSTALL (4) 4'X12' FUEL PUMP ISLANDS AND INSTALL MPD'S ON EACH.
- INSTALL NEW FREE STANDING SIGN TO REPLACE EXISTING FREE STANDING SIGN. VARIANCE OBTAINED 1-11-99 FOR HEIGHT OF SIGN FROM 15 FT. TO 18 FT. AND AREA OF SIGN FROM 64 SQ. FT. TO 120 SQ. FT. (BOTH SIDES) SEE DRAWING # L-2.
- EXISTING FUEL PUMP ISLAND, MAT, DISPENSERS AND CANOPY TO BE REMOVED.
- EXISTING RETAIL BUILDING TO REMAIN UNCHANGED.
- EXISTING UNDERGROUND STORAGE TANKS TO BE REMOVED. INSTALL (2) NEW 12,000 GAL DOUBLE WALL STIP-3 STEEL TANKS.
- RECONFIGURE PARKING AS SHOWN.
- EXISTING CURB CUTS TO REMAIN UNCHANGED.
- OWNER OF RECORD: ORWEST REALTY CORP.
C/O DB COMPANIES
25 CONCORD STREET
P.O. BOX 9471
PAWTUCKET, RI 02860
- APPLICANT/OWNERS: AGENT:
DECKER & COMPANY, INC.
P.O. BOX 258
33 PARK PLAZA
LEE, MA 01238
- ZONING INFORMATION: ZONE: NEIGHBORHOOD COMMERCIAL
LOT AREA: 30,000 SQ. FT.
ASSESSORS MAP: 12-2-1
EXISTING USE: RETAIL GROCERY AND SELF SERVE GASOLINE.
PROPOSED USE: RETAIL GROCERY AND SELF SERVE GASOLINE.
- SURVEY DATA FROM SURVEY TITLED "CONVENIENT INDUSTRIES OF AMERICA FOR D B MARKETING, NEW YORK STATE HIGHWAY RTE. NO. 32 NEW WINDSOR, NY. PREPARED BY: MCGOEY, HAUSER & GREVAS, CONSULTING ENGINEERS, 45 QUASSACK AVE. (RTE.9-W) NEW WINDSOR, NY. DATED MAY 27, 1981
- EXIST PAVING TO BE CUT FOR ISLAND INSTALLATION AND PIPE TRENCHES. REPLACE PAVING PER DETAIL, WITH NEW 1 1/2" TOP COAT OVER ENTIRE AREA.
- DUMPSTER TO BE ENCLOSED, WITH GATES.

SCOPE OF WORK NOTES

- PRIOR TO DEMOLITION AND/OR CONSTRUCTION, CONTRACTOR SHALL CALL "DIG-SAFE", 1-888-922-4455, AND HAVE ALL UTILITIES MARKED ON THE GROUND.
- ALL WORK SHALL CONFORM TO THE CITY OF NEW WINDSOR STANDARDS.
- ANY OFF-SITE LAND DISTURBANCES CAUSED BY THE SITE OR BUILDING CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NEUTRALIZE AND STABILIZE SITE DURING ANY DELAYS FOR SHORT OR LONG PERIODS OF TIME.



1
S-1
DUMPSTER ENCLOSURE



REV: 2-18-99	DUMPSTER ENCLOSURE	S.P.
REV: 1-21-98	VARIANCE INFO & NOTES	D.E.A
REV: 11-16-98	VARIANCE INFO & NOTES	JWT
REV: 5/21/98	PER WORKSHOP ASSESSMENT	



SITE PLAN
FOR
173 WINDSOR HIGHWAY
NEW WINDSOR, N.Y.

DATE: 3-17-98	DECKER & COMPANY 33 PARK PLAZA LEE, MA	S-1
SCALE: 1"=20'-0"		
DR. BY: S.P.		
FILE: DB807		